

What is Floor Area Ratio (FAR):

Floor Area Ratio is the gross floor area of a building or buildings on a zoning plot divided by the area of such zoning plot. The objective of FAR is to assist in determining whether the mass and scale of the project is compatible with the surrounding neighborhood. The FAR is a nominal limit, not a goal, and shall be used in conjunction with the residential development standards adopted by resolution.

When is the FAR formula applied?

FAR applies to lots developed or proposed to be developed with a single-family or two-family dwelling in all residential zones (except the RC and HR zones). Any lot containing more than 30,000 S.F. is exempt from the FAR requirements.

How is a property's FAR calculated?

FAR is calculated using the following formulas:

- 1. The allowable FAR for all structures (excluding garages) on lots between 5,000 S.F. and 30,000 S.F. shall be determined by the following formula:

$$FAR = .35 - \left(\frac{[A - 5]}{25} \times .20 \right)$$

where:

A is the net lot area **in thousands** of S.F. (e.g. 7,500 S.F. is written as 7.5)

- 2. The allowable FAR for a garage on lots between 5,000 S.F. and 30,000 S.F. shall be determined by the following formula:

$$FAR = .10 - \left(\frac{[A - 5]}{25} \times .07 \right)$$

where:

A is the net lot area **in thousands** of S.F. (e.g. 7,000 S.F. is written as 7.0)

- 3. The allowable FAR for all structures (excluding up to 400 S.F. of garage space) on any lot containing less than 5,000 S.F. shall be determined by the following formula:

$$FAR = .40 - \left(\frac{[A - 2]}{3} \times .05 \right)$$

where:

A is the net lot area **in thousands** of S.F. (e.g. 4,500 S.F. is written as 4.5)

Note:

The product of the FAR equation will be a decimal. For example, .326 is the FAR for an 8,000 S.F. lot. To calculate the maximum living area, multiply the FAR by the lot area as follows:

$$.326 \times 8,000 \text{ S.F.} = 2,608 \text{ S.F. of maximum living area}$$

May a proposal exceed the FAR requirements?

An applicant proposing to exceed FAR must file an Architecture and Site Application. The deciding body may allow a FAR in excess of the standard if it makes the following findings:

- The design theme, sense of scale, exterior materials and details of the proposed project are consistent with the provisions of :
 - Any applicable landmark and historic preservation overlay zone
 - Any applicable specific plan
 - The adopted residential development standards
- The lot coverage, setbacks and FAR of the proposed project is compatible with the development on surrounding lots

How is the FAR calculated for sloping lots?

For residential projects which require zoning approval, if a slope is greater than 10% then the net lot area shall be reduced according to the following standard:

Notes:

<u>Average lot slope</u>	<u>% of net site to be deducted</u>
10.01 - 20%	10% plus 2% for each 1% of slope over 10%
20.01 - 30%	30% plus 3% for each 1% of slope over 20%
Over 30%	60%

Note:

The net site area after this deduction is calculated shall be used to calculate the FAR for the site.

Other requirements?

For answers to other questions such as the submittal requirements, development review process, fees, or general information, please contact the Community Development Department.

Town of Los Gatos
Community Development Department
110 E. Main Street
Los Gatos, CA 95031
(408) 354-6874

www.losgatosca.gov